



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



July 6, 2005

James E. Hartl AICP  
Director of Planning

Honorable Board of Supervisors  
County of Los Angeles  
Kenneth Hahn Hall of Administration, Room 383  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ZONE CHANGE CASE NO. 04-021-(5)**  
**CONDITIONAL USE PERMIT CASE NO. 04-021-(5)**  
**PETITIONER: Howard Groff**  
**18201 Napa Street**  
**Northridge, CA 91325**  
**PALMDALE ZONED DISTRICT**  
**FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Consider the Negative Declaration for Zone Change No. 04-021-(5) and Conditional Use Permit No. 04-021-(5) together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel to prepare the ordinance map reflecting the change of zones within the Palmdale Zone District as recommended by the Regional Planning Commission (Zone Change No. 04-021-(5))
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 04-021-(5).

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

- Update the zoning on the subject property to allow the property owner to develop the property with uses compatible with the existing surrounding uses.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the General Plan.

## **Implementation of Strategic Plan Goals**

This zone change and conditional use permit promotes the County's Strategic Plan goal of Service Excellence. The project components (zone change, conditional use permit) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

This zone change and conditional use permit also promotes the County's vision for improving the quality of life in Los Angeles County. The approval of this zone change and conditional use permit will allow the development of a rental equipment storage facility providing equipment rental services for residents and businesses.

## **FISCAL IMPACT/FINANCING**

Implementation of the proposed zone change should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Regional Planning Commission conducted concurrent public hearings on Zone Change and Conditional Use Permit Case No. 04-021-(5) on April 13 and June 8, 2005. The zoning requests before the Commission were: 1) A zone change from the R-3 (Limited Multiple Residence) zone to the M-1-DP (Light Manufacturing-Development Program) zone, and 2) A conditional use permit to authorize additional storage and parking areas for contractor's equipment rental storage yard and related parking in the M-1-DP zone. The Regional Planning Commission voted to approve the requested zone change and conditional use permit at their July 6, 2005 meeting.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Sections 65335 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355 and 65856 relating to notice of public hearing.

## **ENVIRONMENTAL DOCUMENTATION**

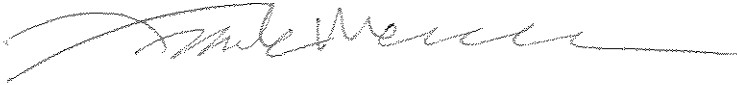
The proposed zone change and conditional use permit will not have a significant effect on the environment. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. Based on the Negative Declaration, adoption of the proposed plan zone change will not have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES OR (OR PROJECTS)**

Action on the zone change is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

A handwritten signature in dark ink, appearing to read 'Frank Meneses', with a long horizontal flourish extending to the right.

Frank Meneses, Administrator  
Current Planning Division

FM:RJF:KKS

Attachments: Commission Resolution, Findings & Conditions, Staff Report & Attachments

C: Chief Administrative Officer  
County Counsel  
Assessor  
Director, Department of Public Works



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

PROJECT No. 04-021-(5)  
**CONDITIONAL USE PERMIT**  
**ZONE CHANGE**

RPC CONSENT DATE  
July 6, 2005

CONTINUE TO

AGENDA ITEM  
7

PUBLIC HEARING DATE  
April 13, 2005 and June 8, 2005

APPLICANT  
Howard D. Groff

OWNER  
Howard D. Groff

REPRESENTATIVE  
Ken Verzosa

**REQUEST**

**CONDITIONAL USE PERMIT:** To authorize additional storage and parking areas for contractor's equipment rental storage yard and related parking in the M-1-DP zone.

**ZONE CHANGE:** To authorize a zone change for two parcels from the R-3 (Limited Multiple Residence) zone to M-1-DP (Light Manufacturing-Development Program) zone.

**LOCATION/ADDRESS**

38853 N. 8<sup>th</sup> St. East  
Palmdale, CA

**ZONED DISTRICT**

Palmdale

**COMMUNITY**

Palmdale

**ACCESS**

Between Avenue Q and Avenue P-12

**EXISTING ZONING**

R-3

**SIZE**

16,250 and 13,000 sq. ft.

**EXISTING LAND USE**

Vacant

**SHAPE**

Square

**TOPOGRAPHY**

Flat

**SURROUNDING LAND USES & ZONING**

North: Single-Family Residence; R-3 (Limited Multiple Residence)

East: Single-Family Residence; R-3

South: Single-family Residence; R-3

West: Rental Equipment Yard; M-1-DP

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Areawide General Plan	M (Industrial)	_____	See Staff Analysis

**ENVIRONMENTAL STATUS**

Negative Declaration

**DESCRIPTION OF SITE PLAN**

Expansion Parcel

The applicant's site plan depicts a vacant 16,265 sq. ft. parcel enclosed by a concrete block wall eight feet in height on the north, east, and south boundaries of the site. An existing chain link fence six feet in height is proposed to be removed from the southern, eastern, and northern boundaries to be replaced by the wall. A 15-foot front yard setback is depicted for the expansion site. Five street trees and other landscaping, sidewalk, curb, and gutter are depicted at the N. 8<sup>th</sup> Street East frontage. Access to the expansion site is via the existing rental yard using either the existing N. Sierra Highway access or the existing 8<sup>th</sup> Street access at the parking lot parcel. An existing cement block wall on the western boundary is proposed to be removed for access from the adjacent existing rental equipment storage yard. Balanced grading of 1,000 cubic yards is estimated to bring the surface elevation in conformance with adjacent storage yard.

Existing Parking Lot Parcel

The applicant's site plan depicts a 13,000 sq. ft. parcel used as an existing parking lot with 12 parking spaces including one handicapped space, and a 25-foot front yard setback.

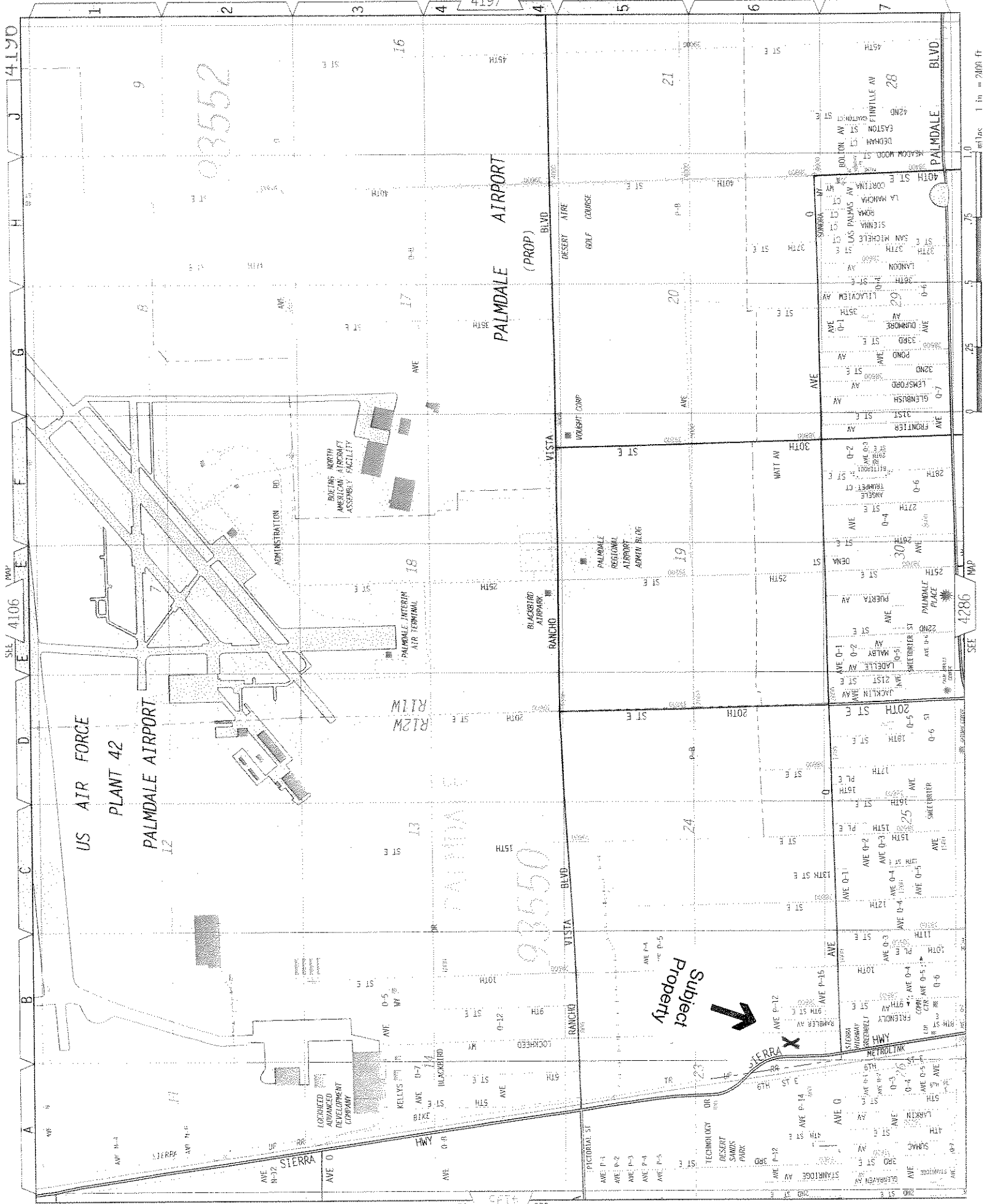
**KEY ISSUES**

- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
- Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.
- Consistency with the Antelope Valley Areawide General Plan requirements. *(If more space is required, use opposite side)*

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON: Kim K. Szalay, MPL, ZP I		
RPC HEARING DATE(S): April 13 and June 8, 2005	RPC ACTION DATE: July 6, 2005	RPC RECOMMENDATION: Approval
MEMBERS VOTING AYE: 3	MEMBERS VOTING NO: 0	MEMBERS ABSTAINING: 0 MEMBERS ABSENT: 2
STAFF RECOMMENDATION (PRIOR TO HEARING): Approval		
SPEAKERS* (O) NA (F) 2	PETITIONS (O) NA (F) NA	LETTERS (O) NA (F) NA

\*(O) = Opponents (F) = In Favor



SHE 4106 MAP

J 4190

H

G

F

E

D

C

B

A

2002 1/10/04 0/04 1/10/04

SEE 4197 MAP

SEE 4286 MAP

1.0 miles

1 in = 2000 ft

**CONDITIONAL USE PERMIT NO. 04-021-(5)  
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATE: APRIL 13, 2005 AND JUNE 8, 2005**

**SYNOPSIS:** The applicant, Howard D. Groff, is requesting a conditional use permit and zone change to authorize an expansion of a rental equipment storage yard on one parcel and provide appurtenant parking on another parcel in a mixed commercial and residential area. The applicant requests renewal of an existing conditional use permit for the existing site. The subject properties are located in an unincorporated portion of Los Angeles County surrounded by the city of Palmdale.

**PROCEEDINGS BEFORE THE COMMISSION:**

**April 13, 2005 Public Hearing**

A duly noticed public hearing was held on April 13, 2005 before the Regional Planning Commission. Commissioners Bellamy, Rew, Helsley and Modugno were present. Commissioner Valadez was absent. Two persons testified: the applicant, Michael Groff, and an advocate for the applicant, Jim Fieder.

The Commission discussed with the applicant and staff the status of the existing conditional use permit and conditions of approval as it related to the present case. The Commission directed staff to revise the draft conditions to include all aspects of the previous conditional use permit and conditions so as to supersede the former permit. The Commission also directed staff to provide a 20-year term subject to Director's Review for renewal for an additional 20-year term. There being no further testimony, the Regional Planning Commission directed the public hearing be continued to June 8, 2005.

**June 8, 2005 Public Hearing**

The public hearing was continued on June 8, 2005 before the Regional Planning Commission. Commissioners Bellamy, Rew, Helsley and Modugno were present. Commissioner Valadez was absent. No testimony was taken.

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the permit, and directed staff to prepare findings and conditions for approval and final environmental documentation.

Findings

1. The applicant, Howard Groff, requests authorization for a zone change for two parcels from the R-3 (Limited Multiple Residence) to M-1-DP (Light Manufacturing-Development Program) zone and a conditional use permit to authorize additional storage and parking areas for contractor's equipment rental storage yard and related parking in the M-1-DP zone. This grant also supersedes Conditional Use Permit Case No. 98-146-(5) and includes property acquired subsequent to the previous permit.
2. The subject properties are located on 38853 N. 8<sup>th</sup> Street East between Avenue Q and Avenue P-12 southwest of the Palmdale airport, one block east of Sierra Highway.
3. The 16,265 sq. ft. rental equipment yard expansion parcel and 13,000 sq. ft. existing parking lot parcel are located in a flat to mildly sloping area with minimal landscaping.
4. Adequate access is provided from N. 8<sup>th</sup> Street East using existing paved driveway adjacent to existing parking lot, and additional access is from Sierra Highway to the main rental yard to be connected to the subject expansion site. No additional access is proposed directly from 8<sup>th</sup> Street East into the expansion site. Existing water supply and sewage services are available to the site. Public street lights on concrete poles currently provide lighting from Sierra Highway and one pole and light near the parking lot from N. 8<sup>th</sup> Street East.
5. The subject properties are zoned R-3 (Limited Multiple Residence).
6. Zoning surrounding the subject property within a 500' radius consists of R-3 to the north, south, and east. The property to the west is zoned M-1-DP.
7. The subject expansion site is currently vacant. The existing parking lot site is currently used for parking up to 12 vehicles.
8. Land uses surrounding the subject property consist of the following:  
  
North: Single-family residence and commercial  
  
South: Vacant and single-family residence  
  
East: Single-family residences  
  
West: Existing rental storage yard

9. Zoning Case No. 6160 for a zone change from C-3 to M-1-DP was adopted by the Board of Supervisors on May 6, 1976 for the existing rental equipment yard exclusive of the parking lot parcel. Conditional Use Permit No. 914-(5) and Variance No. 446-(5) were approved in September, 1976 to establish, operate, and maintain an equipment rental yard facility and to modify certain development standards. Conditional Use Permit case No. 98-146-(5) was approved on October 13, 1999 to authorize expansion of rental yard building and provision of transitional parking in adjacent lot located in the R-3 zone. Certificate of Compliance Case No. 04-142 was certified April 15, 2004 pertaining to the 16,265 square-foot rental equipment storage yard expansion parcel.
10. The land use designation for the subject property within the Antelope Valley Areawide General Plan is M (Industrial). This designation includes uses such as facilities providing clean and non-polluting light industrial services. (County of Los Angeles General Plan, Page LU-A5)
11. The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:
  - A. "Provide for development which is consistent with the Plan, and encourage other governmental and private agencies to do the same." (Antelope Valley Areawide General Plan, Policy No. 3, P. V-1)

The proposed zone change and expansion of the project is consistent with the "M" (Industrial) designation in the Plan for the subject area.

- B. "Provide incentives in urban areas to encourage owners of small parcels to develop or participate with others in assembling larger units of sufficient economic viability." (Antelope Valley Areawide General Plan, Policy No. 24, P. V-4)

Providing a zone change enables assembly and use of parcels which will facilitate greater economic value for the community by allowing for expansion of the existing rental yard facility.

- C. "Encourage recycling and revitalization of deteriorating urban areas by pursuing appropriate demolition, rebuilding and or rehabilitation." (Antelope Valley Areawide General Plan, Policy No. 32, P. V-5)

Existing non-productive vacant land is being put to economically viable use.

- D. "Mitigate where possible undesirable impacts of adjacent land uses (i.e., noise interruption, visual intrusion, and airborne emissions) through utilization of appropriate buffers, building codes, and standards." (Antelope Valley Areawide General Plan, Policy No. 62, P. V-9)

The applicant proposes eight-foot cement block perimeter walls to buffer noise and visual impacts from the rental storage yard. Additional street trees and landscaping are also proposed. The rental equipment yard is regularly watered to control potential airborne particulates.

12. The applicant's site plan depicts a vacant 16,265 sq. ft. parcel enclosed by a concrete block wall eight feet in height on the north, east, and south boundaries of the site. An existing chain link fence six feet in height is proposed to be removed from the southern, eastern, and northern boundaries to be replaced by the wall. A 15-foot front yard setback is depicted for the expansion site. Five street trees and other landscaping, sidewalk, curb, and gutter are depicted at the N. 8<sup>th</sup> Street East frontage. Access to the expansion site is via the existing rental yard using either the existing N. Sierra Highway access or the existing N. 8<sup>th</sup> Street East access at the parking lot parcel. An existing cement block wall on the western boundary is proposed to be removed for access from the adjacent existing rental equipment storage yard. Balanced grading of 1,000 cubic yards is estimated to bring the surface elevation in conformance with adjacent storage yard.
13. The applicant's site plan depicts a 13,000 sq. ft. parcel used as an existing parking lot with 12 parking spaces and a 25-foot front yard setback. Four street trees are proposed for frontage landscaping at N. 8<sup>th</sup> Street East.
14. The applicant proposes to continue operation of an existing rental equipment storage yard from 6:30 a.m. to 6:00 p.m. Monday through Saturday and 8:00 a.m. to 6:00 p.m. Sunday.
15. The existing R-3 zone does not permit storage yards, nor are storage yards subject to a permit in this zone.
16. The applicant requests a zone change for the expansion and parking lot sites from the R-3 zone to the M-1-DP zone. The Planning Commission shall consider specific principles and standards for evaluating a zone change request.
17. Section 22.16.150.A of the Los Angeles County Code provides specific principles and standards as criteria for the Planning Commission to evaluate a zone change request. The criteria are as follows:
  - A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;
  - B. That a need for the proposed zone classification exists within such area or district;
  - C. That the particular property under consideration is a proper location for said zone classification within such area or district;

- D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice; and
- E. That the proposed zone change is consistent with the adopted general plan for the area.

The project meets these criteria.

- 18. According to Section 22.32.040 of the County Code, rental equipment storage yards are permitted uses in the M-1-DP zone. Applicable development standards are as follows:

- A. Section 22.32.080.A: "Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52" and Section 22.52.570: "All outside storage or display open to view from the exterior boundary of the lot or parcel of land upon which it is conducted shall be enclosed by a solid wall or fence as set forth in this Part 7".

The project uses perimeter cement block walls eight feet in height to screen the site from surrounding properties. The project complies with outside storage fencing requirements.

- B. Section 22.52.590: "The standards of development for outside storage and display as set forth in this Title 22 shall not relieve the proprietors of such businesses from complying with all regulations, laws and ordinances of the county of Los Angeles and the state of California."

The applicant shall store such items as permissible by all applicable state and county laws.

- C. Section 22.52.610.A: "All fences and walls shall be of uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet and shall not exceed 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages they shall be set back at least three feet from the property line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Section 22.52.630."

The site plan depicts cement block walls eight feet in height surrounding the expansion site and existing rental equipment yard. Fencing at the frontage of the existing yard at Sierra Highway includes chain link on top of cement block wall for a total eight feet in height. Replacement of chain link portion with wrought iron is required.

The parking lot site plan does not depict a perimeter wall. No parking lot perimeter wall is required. Street trees and shrubs are depicted for providing required setback and driveway landscaping. The project complies with fencing height requirements.

D. Section 22.52.610.B: "All fences and walls open to view from any street or highway or any area in a residential, agricultural or commercial zone shall be constructed of the following materials:

- i. Metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish;
- ii. Masonry; and
- iii. Other materials comparable to the foregoing if approved by the director."

The project uses masonry wall materials compatible to existing walls. The project complies with fencing material requirements.

E. Section 22.52.610.D: "All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance and useful life."

The applicant proposes new cement block wall materials where new walls are required. Existing cement block walls will remain with the exception of the barrier wall between the expansion site and the rental yard. This wall will be removed. The project complies with new fencing requirements.

F. Section 22.52.610.E.1: "All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times."

The applicant proposes uniform pre-colored cement block wall materials which will not require painting. The project complies with fence coloring requirements.

G. Section 22.52.610.E.2: "No portion of the wall or fence shall be used for advertising or display purposes except for the name and address of the firm occupying the premises, and such identification sign shall not consist of an aggregate area in excess of 30 square feet."

The applicant has not proposed additional advertising or display on existing and proposed walls. The project complies with fencing and signage requirements.

- H. Section 22.52.610.F: "Any structures which are used as part of the yard boundaries and/or are exposed to view from a street or highway frontage shall be subject to painting, maintenance and sign requirements for fences and walls as provided in subsection E of this section."

The applicant shall comply with exposed equipment requirements. The conditions of approval address additional exposed equipment requirements.

- I. Section 22.52.630.A: "All required fences or walls which are open to view from any street or highway, or any area in a residential, agricultural or commercial zone, shall be provided with at least one square foot of landscaping for each linear foot of such frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:"

- i. Section 22.52.630.A.1: "Landscaping shall be distributed along said frontage in accordance with the site plan approved by the director."

The site plan depicts nine street trees and proposed and existing shrubs providing more than 2,700 square feet of landscaping at the 8th Street frontage and access driveway. Approximately 205 square feet is the minimum required landscaping. The project exceeds landscaping requirements.

- ii. Section 22.52.630.A.2: "No planting area shall have a horizontal dimension of less than three feet."

Planting areas exceed a horizontal dimension of three feet and comply with planting area requirements.

- iii. Section 22.52.630.A.3: "Landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary."

The applicant shall comply with landscaping maintenance requirements.

- iv. Section 22.52.630.A.4: "A permanent watering system shall be provided which satisfactorily irrigates all planted areas. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscape area."

The applicant shall comply with landscaping watering requirements.

- J. Section 22.52.640: "All portions of outside storage and display areas shall have adequate grading and drainage and shall be continuously maintained, and all raw material, equipment or finished products stored or displayed pursuant to the provisions of this Part 7:"

The applicant proposes drainage improvements according to the requirements of the Department of Public Works.

- K. Section 22.52.640.A: "Shall not be stored above the height of the fence or wall within 10 feet of said fence or wall."

The applicant shall comply with storage height requirements.

- L. Section 22.52.640.B: "Shall be stored in such manner that it cannot be blown from the enclosed storage area;" and Section 22.52.640.C: "Shall not be placed or allowed to remain outside the enclosed storage area."

The applicant shall comply with enclosed storage requirements.

- M. Section 22.32.080.B: "Vehicle storage shall be provided as required by Part 11 of Chapter 22.52."

- N. Section 22.52.1140: "In connection with any manufacturing or other industrial use in any zone except Zone SR-D, there shall be provided parking space for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for such use, whichever is the larger. If the use is considered a warehouse as defined in Section 22.08.230, one parking space shall be provided for each 1,000 square feet of floor area used for warehousing."

The rental yard adjacent to the subject site includes a 7,800 sq. ft. warehouse facility for rental equipment. Eight parking spaces are required. The project proposes 12 parking spaces including one van accessible space. The parking lot shall be paved to minimize erosion run-off and marking the spaces to prevent disorderly parking.

- O. 22.32.080.C: "Signs shall comply with the requirements of Part 10 of Chapter 22.52."

No signage is proposed for the subject project. The applicant shall comply with all signage requirements.

**FINDINGS**

19. All of the mandatory conditions prescribed in Section 22.40.070 of the Los Angeles County Code shall be followed as applicable to development of the subject project.
20. Pursuant to Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:
  - A. That the requested use at the location proposed will not:
    - i. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
    - ii. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
    - iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
  - B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
  - C. That the proposed site is adequately served:
    - i. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
    - ii. By other public or private service facilities as are required.

Staff is of the opinion that the proposed project substantiates the burden of proof for a conditional use permit.

21. Pursuant to Section 22.16.110 of the Los Angeles County Code, in addition to the information required by Section 22.16.100, the applicant shall substantiate to the satisfaction of the commission the burden of proof for a zone change as follows:
  - A. Section 22.16.110.A: "That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration."

The proposed rezoning of the subject properties to M-1-DP will permit an expansion of an existing rental equipment yard and incorporate parking consistent with the Industrial Area Plan designation.

The Development Program provision will insure appropriate future uses as the ( )-DP designation requires a conditional use permit for any and all future proposed changes in use.

- B. Section 22.16.110.B: "That a need for the proposed zone classification exists within such area or district."

The M-1-DP zone will enable the existing business to better utilize land, now mostly vacant, through the expansion of the rental equipment yard. The rental equipment yard provides needed services to the community.

- C. Section 22.16.110.C: "That the particular property under consideration is a proper location for said zone classification within such area or district."

The subject property is of sufficient size to facilitate the proposed uses. The project is compatible with adjacent commercial development on the major arterial Sierra Highway.

- D. Section 22.16.110.D: "That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice."

The proposed zone change will enable expansion of the rental equipment yard use with no significant environmental impacts. The removal of blight will benefit the community through the redevelopment of the site and through the provision of landscaping, buffering residences east of N. 8<sup>th</sup> Street East.

22. A Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Negative Declaration in this case does qualify for a De Minimis Finding of Impact and is exempt from Fish and Game fees.
23. Comments were received from the Los Angeles County Department of Public Works, Fire Department, and Department of Health Services. The Department of Public Works requested a Standard Urban Stormwater Management Plan (SUSMP) report, sewerage capacity review and documentation of adequate sight distance for access points at Sierra Highway and 8<sup>th</sup> Street, along with other public improvements. The applicant has complied with the Department of Public Works requirements. The Fire Department had no additional requirements or comments pertaining to this permit.
24. The Department of Health Services required mitigation measures for borderline noise levels generated by the project. The said Department concurred that eight-foot perimeter cement block walls proposed by the applicant is a sufficient noise mitigation measure.

25. Hearing notices were mailed to the applicant and to 70 neighbors within a 1,000-foot radius of the project site on March 9, 2005. Required case materials were mailed to the Lancaster Library on March 14, 2005. Newspaper advertisements were published in Antelope Valley Press and La Opinion on March 14, 2005. Hearing notices were posted at the site on March 15, 2005.
26. Staff received no comments regarding the applicant's request at the time of the hearing.
27. The zone change and conditional use permit requests are consistent with the Antelope Valley Areawide General Plan, substantiate zone change findings, are complementary and compatible with surrounding uses, and meet development standards. The project provides needed services for community members in the Palmdale area.
28. Landscaping of approximately 15 feet in length will provide buffering between the project and the residential neighbors to the east of the frontage on N. 8<sup>th</sup> Street East.
29. The applicant proposes cement block walls eight feet in height as sound barriers to reduce noise to levels below county standards and screen visual impacts.
30. A 20-year term will be required for the requested Conditional Use Permit subject to Director's Review for renewal of the term for another 20 years.
31. A cost recovery deposit of \$1,050 to cover the costs of the seven (7) recommended zoning enforcement inspections, one every other year for ten years (\$150 per inspection). Additional funds would be required if violations are found on the subject property.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES REGARDING THE CONDITIONAL USE PERMIT BURDEN OF PROOF REQUIREMENTS:**

- A. That the proposed use is consistent with the adopted general plan for the area;
- B. That the requested use at the location proposed: will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- E. That the proposed site is adequately served by other public or private service facilities as are required.

AND, REGARDING THE ZONE CHANGE BURDEN OF PROOF REQUIREMENTS:

- F. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;
- G. That a need for the proposed zone classification exists within such area or district;
- H. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- I. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings and burden of proof for a conditional use permit and zone change as set forth in Sections 22.56.090 and 22.16.110, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 04-021-(5) is **APPROVED** and Zone Change Case No. 04-021-(5) is **RECOMMENDED FOR ADOPTION** subject to the attached conditions.

**CONDITIONAL USE PERMIT CASE NO. 04-021-(5)  
FINDINGS**

**Page 13 of 13**

**VOTE: 3-0**

**Concurring: Rew, Modugno, Helsley**

**Dissenting:**

**Abstaining:**

**Absent: Valadez, Bellamy**

**Action Date: July 6, 2005**

**RJF:KKS  
7/07/05**

1. This grant authorizes the continued operation, maintenance and expansion of a storage yard for rented contractor's equipment and related parking areas as depicted on the approved Exhibit "A" subject to all of the following conditions of approval. This grant also supersedes Conditional Use Permit Case No. 98-146-(5) and said Exhibit "A" covers additional property acquired subsequent to the approval of the previous grant.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not become effective until the Board of Supervisors has adopted the zone change submitted concurrently with this application.
4. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 9, and until all required monies have been paid pursuant to Condition Nos. 11 and 12. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
5. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.
7. This grant shall expire unless used within two years from the date of approval. A one-year time extension may be requested, in writing with payment of the applicable fee, at least six months before the expiration date.
8. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
9. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
10. **This grant shall terminate twenty (20) years from the date of approval on July 6, 2025** unless renewed by the Director for an additional period, not to exceed twenty (20) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six (6) months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.
11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,500**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **ten inspections, one every other year for twenty (20) years**. The inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150.00 per inspection.

12. Within fifteen (15) calendar days of the approval date of this grant, the permittee shall remit a \$25 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. The permittee shall comply with all County of Los Angeles Department of Public Works requirements and conditions set forth in its March 7, 2005 letter, except as otherwise required by said Department.
16. The permittee shall contact the Department of Public Works to determine whether an Industrial Waste Disposal Permit is required. No activity for which a permit is required shall be initiated on the subject property before a permit is obtained and any required facilities are installed. Permittee shall keep any required permits in full force and effect and shall fully comply with any requirements thereof.
17. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
18. The permittee shall comply with all County of Los Angeles Fire Department requirements specified in its letter dated May 19, 2004 except as otherwise required by said department.

19. The permittee shall comply with all County of Los Angeles Department of Health Services requirements specified in its letter dated July 14, 2004 except as otherwise required by said department.
20. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
21. Within sixty (60) days of the approval date of this grant, permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval.
22. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
23. The rental equipment yard shall have operating hours from 6:30 a.m. to 6:00 p.m. Monday through Saturday and 8:00 a.m. to 6:00 p.m. Sunday. Access on Sunday shall be limited to the driveway at Sierra Highway.
24. The subject facility shall be developed and maintained in compliance with requirements of Chapter 22.52, Part 7 of the Zoning Ordinance, Outside Storage and Display and 22.52.1060 Parking Specifications, except as provided herein.
25. Outside display and equipment shall not be placed or allowed to remain outside the enclosed storage area. Line of sight distances at driveway access points shall not be obstructed by projecting equipment components or landscaping.
26. Rental equipment (such as lifts) shall not be extended more than 25 feet in height. Equipment or outside display shall not be stored above the height of the fence or walls within the first ten feet of said fence or walls.
27. Any signage in any zone of the subject property shall comply with the requirements of Chapter 22.52, Part 10 of the Los Angeles County Code. The existing pole-mounted sign (5' X 17') 18 feet in height, shall be regularly maintained by permittee. No flashing, scintillating or revolving signage is allowed.

28. The permittee shall provide traffic control signage onsite which provides clear directions for parking, pick-up, loading and vehicle path of travel.
29. The permittee shall provide "Right Turn Only" signs at both the N. Sierra Highway and N. 8<sup>th</sup> Street East exits to the satisfaction of the Department of Public Works.
30. Direct access from N. 8<sup>th</sup> Street East shall not be provided from the portion of the site added by this grant. Access shall be limited to that which is provided through the existing rental equipment yard at N. Sierra Highway and at N. 8<sup>th</sup> Street East adjacent to the existing parking lot.
31. Parking lot shall comply with all requirements of Chapter 22.52, Part 11 Vehicle Parking Space, of the Los Angeles County Zoning Code. Parking lot shall be paved, marked, and maintained in compliance with the requirements of Section 22.52.1060 Parking Specifications, except as provided herein.
32. At least two percent of the gross area of the parking lot shall be landscaped.
33. Not less than 12 paved parking spaces shall be provided, including one handicapped accessible space. The access area for the handicapped space shall not be counted as additional parking. Parking shall be limited to motor vehicle parking exclusively, but shall exclude vehicles over two tons rated capacity.
34. Parking is prohibited within any required yard/setback area.
35. The permittee shall provide adequate lighting within all parking lot areas. Outdoor lighting shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Wherever feasible, sensor lighting shall be installed. Only minimal security lighting shall be used later than 10 p.m. nightly.
36. A cement block wall eight (8) feet in height shall be constructed and maintained on the north, east and south perimeter of the contiguous rental equipment yard as depicted on approved Exhibit "A". The existing cement block wall located on the western boundary of the expansion site shall be removed.
37. Chain link fencing six feet in height and located on top of the wall two feet in height at the western frontage at Sierra Highway shall be replaced by wrought iron.
38. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.

39. The front yard setback at N. 8<sup>th</sup> Street East shall be at least 15 feet for all subject parcels as depicted on approved Exhibit "A".
40. No new construction on the existing rental equipment storage yard, subject rental yard and parking lot parcel are provided by this grant with the exception of fencing and parking lot grading, paving, and drainage mentioned in these conditions of approval.
41. The construction of the proposed use shall be further subject to all of the following conditions:
  - a. The permittee shall secure any necessary permits from the South Coast Air Quality Management District and shall fully comply with the terms of said permit;
  - b. During grading, the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise;
  - c. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust; and
  - d. All temporary signage shall comply with Part 10 of Section 22.52 of the County Code.

Attachments:

Department of Public Works Conditions  
Fire Department Conditions  
Department of Health Services Conditions

RJF:KKS  
7/07/05



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 7, 2005

IN REPLY PLEASE  
REFER TO FILE: LD-2

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

FROM: *Rmefor* Barry S. Witler  
Transportation Planning and Subdivision Review Section  
Land Development Division

### CONDITIONAL USE PERMIT NO. 04-021

We have further reviewed the subject Permit in the Palmdale area in the vicinity of 8th Street East and Avenue Q (38853 North 8th Street East). This Permit is to allow the expansion of an outdoor storage area for an adjacent contractor's equipment rental yard. A zone change is also being requested. The following revised conditions supersede our previous comments dated May 10, 2004.

If this Permit is approved, we recommend the following conditions:

1. Dedicate the right to restrict vehicular access on Sierra Highway along the property frontage.
2. Dedicate right of way 30 feet from centerline on 8th Street East. Five feet of additional right of way is required along the portion of property frontage.
3. Construct curb, gutter, and sidewalk on 8th Street East along portion of the property frontage.
4. Locate gate for Sierra Highway driveway 20 feet behind the property line.
5. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement on Sierra Highway and 8th Street East along the property frontage to the satisfaction of Public Works.

6. Comply with the following street lighting requirements to the satisfaction of Public Works:
  - a. Provide street lights on concrete poles with underground wiring on the Sierra Highway and 8th Street East along the property frontage. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation is required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$27,000, and comply with the conditions listed below in order for the lighting district to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
    - 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
    - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
    - 3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
  - c. The area must be annexed into the lighting district, and all street lights in the project, or the current phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the project or approved project phase have been

Russell Fricano  
April 7, 2005  
Page 3

energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

- 7. Plant street trees on 8th Street East to the satisfaction of Public Works.

WH:ca

P:\LD\PUB\TRANS\CUPS\CUP 04-021EXPANSION OF OUTDOOR STORAGE .DOC

cc: Traffic and Lighting (Abdelhadi, Lau, Richards)

RP



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**DATE:** May 19, 2004

**TO:** Department of Regional Planning  
Permits and Variances

**SUBJECT:** CUP 04-021

**LOCATION:** 38853 North 8th Street East, Plamdale (County Area)

- ☒ The Fire Department has no additional requirements for this permit.
- ☐ The required fire flow for this development is \_\_\_\_ gallons per minute for \_ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☐ Install \_\_ Public and/or \_\_ On-site and/or \_\_ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☐ **Comments:**
- ☐ **Location:**
- ☐ **Access:**
- ☐ **Special Requirements:** \_

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Janna Masi / Wally Coleman*

Co.CUP 04/04

Land Development Unit -- Fire Prevention Division -- (323) 890-4243, Fax (323) 890-9783



**COUNTY OF LOS ANGELES  
DEPARTMENT OF HEALTH SERVICES  
Public Health**

**THOMAS L. GARTHWAITHE, M.D.**  
Director of Health Services and Chief Medical Officer

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director of Public Health and Health Officer

**Environmental Health**  
**ARTURO AGUIRRE, Director**  
5050 Commerce Drive, Room 201  
Baldwin Park, CA 91706-1423  
TEL (626) 430-5110 FAX (626) 813-3009

**Environmental Hygiene Program**  
5050 Commerce Drive, Room 115  
Baldwin Park, CA 91706-1423  
(626) 430-5440 FAX (626) 813-3025

[www.lapublichealth.org/eh](http://www.lapublichealth.org/eh)



**BOARD OF SUPERVISORS**

**Gloria Molina**  
First District

**Yvonne Brathwaite Burke**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

July 14, 2004

Mr. Rick Kuo  
Department of Regional Planning  
Impact Analysis Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. Rick Kuo:

**RE: Noise CUP #04-021 38853 N 8<sup>th</sup> St., Antelope Valley, CA**

This is to inform you that upon review of all documents and investigation at the proposed project at 38853 N 8<sup>th</sup> St., Antelope Valley, CA(Northridge Equipment Rentals), it appears the project will not significantly impact any other property with the noise it will generate nor be significantly impacted by surrounding properties. The following are our comments and or recommendations.

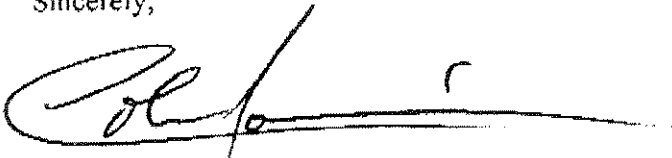
1. Sound monitoring to acquire the Community Noise Equivalent Level (CNEL) was conducted on 7/09/04. Sound monitoring results indicated a CNEL of (west property line-Sierra Highway/office bldg.) 69 decibels(dBA), (east entrance on 8<sup>th</sup> st. adj. to duplex-residence) 54.2 decibels(dBA) and (proposed lot on 8<sup>th</sup> st) 60.9 decibels(dBA) which was compared to a chart called, "Land Use Compatibility For Community Noise Environments" to see if this project would be compatible with surrounding environmental noise. The chart is from the "Guidelines for the Preparation and Content of Noise Elements for the General Plan," written by the California Department of Health Services. According to the chart, a CNEL of 54.2- 69 dBA would place the project in the category of "Normally Acceptable/Conditionally Acceptable" which may or may not require specialized building construction or noise insulation features included in the design in order to minimize the impact of exterior noise upon building occupants. The applicant proposes to replace the existing 6' tall chain link fence that encloses the additional lot and replacing it with an 8' tall concrete block wall on three sides except the western boundary. We concur with this proposal since it would attenuate sound levels coming from traffic, and railroad along Sierra Highway and from operations within the facility.

**C.U.P. 04-021**  
**38853 N. 8<sup>th</sup> St.,**  
**Antelope Valley, CA**  
**Page 2**

2. The applicant must abide by the enclosed County of Los Angeles Noise Ordinance sections with regard to construction

We appreciate the opportunity to be of service on this project and look forward to working with you in the future. If you have any questions, please contact Robert Vasquez at (626) 430-5431.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Cole Landowski', with a long horizontal flourish extending to the right.

Cole Landowski, MS, CIH  
Head, Environmental Hygiene Program

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ZONE CHANGE CASE NO. 04-021-(5)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 04-021-(5) on April 13, 2005 and June 8, 2005; and

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from R-3 (Limited Multiple Residence) to M-1-DP (Light Manufacturing-Development Program) on a 16,265 square-foot rental equipment yard expansion parcel and a 13,000 square-foot existing parking lot parcel.
2. This request also supersedes Conditional Use Permit No. 98-146-(5) and includes property acquired subsequent to the permit.
3. The subject properties consist of 16,265 square feet located at 38853 N. 8<sup>th</sup> Street East and 13,000 square feet located at 38861 and 38863 N. 8<sup>th</sup> Street East in an unincorporated "island" of Los Angeles County surrounded by the city of Palmdale, and in the Palmdale Zoned District.
4. The zone change request was heard concurrently with Conditional Use Permit Case No. 04-021-(5) at an April 13, 2005 and June 8, 2005 public hearing.
5. Conditional Use Permit Case No. 04-021-(5) is a related request to authorize the establishment of a rental equipment yard expansion and continue existing parking with hours limited to 6:30 a.m. to 6:00 p.m. Monday through Saturday and 8:00 to 6:00 p.m. Sunday on the subject property.
6. The applicant's site plan, marked Exhibit "A", depicts:

Expansion Parcel

A vacant 16,265 sq. ft. parcel enclosed by a concrete block wall eight feet in height on the north, east, and south boundaries of the site. An existing chain link fence six feet in height is proposed to be removed from the southern, eastern, and northern boundaries to be replaced by the wall. A 15-foot front yard setback is depicted for the expansion site. Five street trees and other landscaping, sidewalk, curb, and gutter are depicted at the N. 8<sup>th</sup> Street East frontage. Access to the expansion site is via the existing rental equipment yard using either the existing N. Sierra Highway access or the existing N. 8<sup>th</sup> Street East access at the parking lot parcel.

An existing cement block wall on the western boundary is proposed to be removed for access from the adjacent existing rental equipment storage yard. Balanced grading of 1,000 cubic yards is estimated to bring the surface elevation in conformance with adjacent storage yard.

Existing Parking Lot Parcel

The applicant's site plan depicts a 13,000 sq. ft. parcel used as an existing parking lot with 12 parking spaces and a 25-foot front yard setback. Four street trees and other landscaping, sidewalk, curb, and gutter are depicted at the N. 8<sup>th</sup> Street East frontage. Access to the property is taken via N. 8<sup>th</sup> Street East.

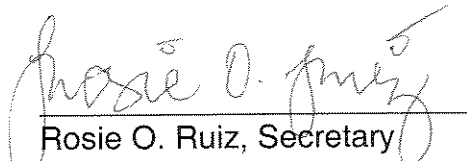
7. Approximately 2,700 square feet of frontage at N. 8<sup>th</sup> Street East shall be developed as a landscaped buffer. The M-1-DP zone will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the re-zoned sites to expansion of a rental equipment storage yard and existing parking. No other development is permitted on the property unless a new conditional use permit is obtained.
8. The subject properties are currently zoned R-3. The proposed rental equipment yard expansion is inconsistent with the current R-3 zoning of the subject property, and the parking lot should be made consistent with existing rental equipment yard and proposed expansion yard zoning. A need exists for the proposed Zone Change from R-3 to M-1-DP to allow the owner to establish a rental equipment yard expansion and continue existing parking on the subject properties.
9. The subject property is a proper location for the proposed M-1-DP zoning classification and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because the proposed development is compatible with the surrounding zoning and land uses.
10. The proposed Zone Change to M-1-DP is consistent with the goals and objectives of the Antelope Valley Areawide General Plan.
11. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The project is de minimus in its effect on fish and wildlife resources.

12. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

**RESOLVED,** That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from R-3 (Limited Multiple Residence) to M-1-DP (Light Manufacturing-Development Program) with development restrictions as provided in the related Conditional Use Permit Case No. 04-021-(5);
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration, and determine that Zone Change Case No. 04-021-(5) will not have a significant impact upon the environment;
3. That the Board of Supervisors find that the recommended zoning is consistent with the Antelope Valley Areawide General Plan;
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on July 6, 2005.

  
Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

July 7, 2005

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Howard Groff  
18201 Napa Street  
Northridge, CA 91325

RE: CONDITIONAL USE PERMIT AND ZONE CHANGE CASE NO. 04-021-(5)  
38853 N. 8<sup>th</sup> St. East, Palmdale, CA

Dear Applicant:

The Regional Planning Commission, by its action of July 6, 2005, **APPROVED** the above described conditional use permit and **RECOMMENDED FOR ADOPTION** the above described zone change.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant.

If no appeal is made during this 15-day period, the Regional Planning Commission action is final. Upon completion of the 15-day appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or material to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

Russell J. Fricano, Ph. D., AICP  
Supervising Regional Planner  
Zoning Permits I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion).

c: Board of Supervisors; Department of Public Works (Building and Safety); Department of Public Works (Subdivision Mapping); Zoning Enforcement

RJF:KKS

## **STAFF ANALYSIS**

### **PROJECT NUMBER**

**04-021-(5)**

### **CASE NUMBER**

**Conditional Use Permit Case No. 04-021-(5)**

**Zone Change Case No. 04-021-(5)**

## **OVERVIEW OF PROPOSED PROJECT**

The applicant, Howard D. Groff, is requesting a conditional use permit and zone change to authorize an expansion of a rental equipment storage yard on one parcel and provide appurtenant parking on another parcel in a mixed commercial and residential area. The subject properties are located in an unincorporated portion of Los Angeles County surrounded by the city of Palmdale.

## **DESCRIPTION OF SUBJECT PROPERTY**

### **Location**

The subject properties are located on 38853 N. 8<sup>th</sup> Street East between Avenue Q and Avenue P-12 southwest of the Palmdale airport, one block east of Sierra Highway.

### **Physical Features (topography, vegetation)**

The 16,265 sq. ft. rental equipment yard expansion parcel and 13,000 sq. ft. existing parking lot parcel are located in a flat to mildly sloping area with minimal landscaping.

## **PROJECT SERVICES AVAILABLE**

Adequate access is from N. 8<sup>th</sup> Street East using existing paved driveway adjacent to existing parking lot, and additional access is from Sierra Highway to the main rental yard to be connected to the subject expansion site. No additional access is proposed directly from 8<sup>th</sup> Street East into the expansion site. Existing water supply and sewage services are available to the site. Public street lights on concrete poles currently provide lighting from Sierra Highway and one pole and light near the parking lot from N. 8<sup>th</sup> Street East.

## **ENTITLEMENT REQUESTED**

**Conditional Use Permit:** To authorize additional storage and parking areas for contractor's equipment rental storage yard and related parking in the M-1-DP zone.

**Zone Change:** To authorize a zone change for two parcels from the R-3 (Limited Multiple Residence) to M-1-DP (Light Manufacturing-Development Program) zone.

**EXISTING ZONING**

**Subject Properties**

The subject properties are zoned R-3 (Limited Multiple Residence).

**Surrounding Properties**

Zoning surrounding the subject property within a 500' radius consists of R-3 to the north, south, and east. The property to the west is zoned M-1-DP.

**EXISTING LAND USES**

**Subject Property**

The subject expansion site is currently vacant. The existing parking lot site is currently used for parking up to 14 vehicles.

**Surrounding Property**

Land uses surrounding the subject property consist of the following:

North: Single-family residence and commercial

South: Vacant and single-family residence

East: Single-family residences

West: Existing rental storage yard

**PREVIOUS CASES/ZONING HISTORY**

Zoning Case No. 6160 for a zone change from C-3 to M-1-DP was adopted by the Board of Supervisors on May 6, 1976 for the existing rental equipment yard exclusive of the parking lot parcel. Conditional Use Permit No. 914-(5) and Variance No. 446-(5) were approved in September, 1976 to establish, operate, and maintain an equipment rental yard facility and to modify certain development standards. Conditional Use Permit case No. 98-146-(5) was approved on October 13, 1999 to authorize expansion of rental yard building and provision of transitional parking in adjacent lot located in the R-3 zone. Certificate of Compliance Case No. 04-142 was certified April 15, 2004 pertaining to the 16,265 square-foot rental equipment storage yard expansion parcel.

**LOS ANGELES COUNTY AREAWIDE GENERAL PLAN**

The land use designation for the subject property within the Antelope Valley Areawide General Plan is M (Industrial). This designation includes uses such as facilities providing clean and non-polluting light industrial services. (County of Los Angeles General Plan, Page LU-A5)

The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:

“Provide for development which is consistent with the Plan, and encourage other governmental and private agencies to do the same.” (Antelope Valley Areawide General Plan, Policy No. 3, P. V-1)

The proposed zone change and expansion of the project is consistent with the “M” (Industrial) designation in the Plan for the subject area.

“Provide incentives in urban areas to encourage owners of small parcels to develop or participate with others in assembling larger units of sufficient economic viability.” (Antelope Valley Areawide General Plan, Policy No. 24, P. V-4)

Providing a zone change enables assembly and use of parcels which will facilitate greater economic value for the community by allowing for expansion of the existing rental yard facility.

“Encourage recycling and revitalization of deteriorating urban areas by pursuing appropriate demolition, rebuilding and or rehabilitation.” (Antelope Valley Areawide General Plan, Policy No. 32, P. V-5)

Existing non-productive vacant land is being put to economically viable use.

“Mitigate where possible undesirable impacts of adjacent land uses (i.e., noise interruption, visual intrusion, and airborne emissions) through utilization of appropriate buffers, building codes, and standards.” (Antelope Valley Areawide General Plan, Policy No. 62, P. V-9)

The applicant proposes eight-foot cement block perimeter walls to buffer noise and visual impacts from the rental storage yard. Additional street trees and landscaping are also proposed. The rental equipment yard is regularly watered to control potential airborne particulates.

## **SITE PLAN**

### **Overview**

#### **Expansion Parcel**

The applicant's site plan depicts a vacant 16,265 sq. ft. parcel enclosed by a concrete block wall eight feet in height on the north, east, and south boundaries of the site. An existing chain link fence six feet in height is proposed to be removed from the southern, eastern, and northern boundaries to be replaced by the wall. A 15-foot front yard setback is depicted for the expansion site. Five street trees and other landscaping, sidewalk, curb, and gutter are depicted at the N. 8<sup>th</sup> Street East frontage. Access to the expansion site is via the existing rental yard using either the existing N. Sierra Highway access or the existing N. 8<sup>th</sup> Street East access at the parking lot parcel.

An existing cement block wall on the western boundary is proposed to be removed for access from the adjacent existing rental equipment storage yard. Balanced grading of 1,000 cubic yards is estimated to bring the surface elevation in conformance with adjacent storage yard.

Existing Parking Lot Parcel

The applicant's site plan depicts a 13,000 sq. ft. parcel used as an existing parking lot with 14 parking spaces and a 25-foot front yard setback. Four street trees are proposed for frontage landscaping at N. 8<sup>th</sup> Street East.

**Operation of the Facility**

The applicant proposes to continue operation of an existing rental equipment storage yard from 6:30 a.m. to 6:00 p.m. daily.

**Compliance with Applicable Development Standards**

Existing R-3 Zone

The existing R-3 zone does not permit storage yards, nor are storage yards subject to a permit in this zone.

Zone Change

The applicant requests a zone change for the expansion and parking lot sites from the R-3 zone to the M-1-DP zone. The Planning Commission shall consider specific principles and standards for evaluating a zone change request.

Section 22.16.150.A of the Los Angeles County Code provides specific principles and standards as criteria for the Planning Commission to evaluate a zone change request. The criteria are as follows:

- "1. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
2. That a need for the proposed zone classification exists within such area or district; and
3. That the particular property under consideration is a proper location for said zone classification within such area or district; and
4. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice; and
5. That the proposed zone change is consistent with the adopted general plan for the area."

Comment: The project meets these criteria as discussed in the zone change burden of proof addressed later in this report.

M-1-DP Zone

According to Section 22.32.040 of the County Code, rental equipment storage yards are permitted uses. Applicable development standards are as follows:

Section 22.32.080.A: "Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52."

Section 22.52.570: "All outside storage or display open to view from the exterior boundary of the lot or parcel of land upon which it is conducted shall be enclosed by a solid wall or fence as set forth in this Part 7"

Comment: The project uses perimeter cement block walls eight feet in height to screen the site from surrounding properties. The project complies with outside storage fencing requirements.

Section 22.52.590: "The standards of development for outside storage and display as set forth in this Title 22 shall not relieve the proprietors of such businesses from complying with all regulations, laws and ordinances of the county of Los Angeles and the state of California."

Comment: The applicant shall store such items as permissible by all applicable state and county laws.

Section 22.52.610.A: "All fences and walls shall be of uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet and shall not exceed 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages they shall be set back at least three feet from the property line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Section 22.52.630."

Comment: The site plan depicts cement block walls eight feet in height surrounding the expansion site and existing rental equipment yard. Fencing at the frontage of the existing yard at Sierra Highway includes chain link on top of cement block wall for a total eight feet in height. Staff recommends replacement of chain link portion with wrought iron. The parking lot site plan does not depict a perimeter wall. No parking lot perimeter wall is required. Street trees and shrubs are depicted for providing required setback and driveway landscaping. The project complies with fencing height requirements.

Section 22.52.610.B: "All fences and walls open to view from any street or highway or any area in a residential, agricultural or commercial zone shall be constructed of the following materials:

1. Metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish;
2. Masonry;
3. Other materials comparable to the foregoing if approved by the director."

Comment: The project uses masonry wall materials compatible to existing walls. The project complies with fencing material requirements.

Section 22.52.610.D: "All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance and useful life."

Comment: The applicant proposes new cement block wall materials where new walls are required. Existing cement block walls will remain with the exception of the barrier wall between the expansion site and the rental yard. This wall will be removed. The project complies with new fencing requirements.

Section 22.52.610.E.1: "All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times."

Comment: The applicant proposes uniform pre-colored cement block wall materials which will not require painting. The project complies with fence coloring requirements.

Section 22.52.610.E.2: "No portion of the wall or fence shall be used for advertising or display purposes except for the name and address of the firm occupying the premises, and such identification sign shall not consist of an aggregate area in excess of 30 square feet."

Comment: The applicant has not proposed additional advertising or display on existing and proposed walls. The project complies with fencing and signage requirements.

Section 22.52.610.F: "Any structures which are used as part of the yard boundaries and/or are exposed to view from a street or highway frontage shall be subject to painting, maintenance and sign requirements for fences and walls as provided in subsection E of this section."

Comment: The applicant shall comply with exposed equipment requirements. The conditions of approval address additional exposed equipment requirements.

Section 22.52.630.A: "All required fences or walls which are open to view from any street or highway, or any area in a residential, agricultural or commercial zone, shall be provided with at least one square foot of landscaping for each linear foot of such frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:"

Section 22.52.630.A.1: "Landscaping shall be distributed along said frontage in accordance with the site plan approved by the director."

Comment: The site plan depicts nine street trees and proposed and existing shrubs providing more than 2,700 square feet of landscaping at the 8th Street frontage and access driveway. Approximately 205 square feet is the minimum required landscaping. The project exceeds landscaping requirements.

Section 22.52.630.A.2: "No planting area shall have a horizontal dimension of less than three feet."

Comment: Planting areas exceed a horizontal dimension of three feet and comply with planting area requirements.

Section 22.52.630.A.3: "Landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary."

Comment: The applicant shall comply with landscaping maintenance requirements.

Section 22.52.630.A.4: "A permanent watering system shall be provided which satisfactorily irrigates all planted areas. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscape area."

Comment: The applicant shall comply with landscaping watering requirements.

Section 22.52.640: "All portions of outside storage and display areas shall have adequate grading and drainage and shall be continuously maintained, and all raw material, equipment or finished products stored or displayed pursuant to the provisions of this Part 7:"

Comment: The applicant proposes drainage improvements according to the requirements of the Department of Public Works.

Section 22.52.640.A: "Shall not be stored above the height of the fence or wall within 10 feet of said fence or wall."

Comment: The applicant shall comply with storage height requirements.

Section 22.52.640.B: "Shall be stored in such manner that it cannot be blown from the enclosed storage area;" and Section 22.52.640.C: "Shall not be placed or allowed to remain outside the enclosed storage area."

Comment: The applicant shall comply with enclosed storage requirements.

Section 22.32.080.B: "Vehicle storage shall be provided as required by Part 11 of Chapter 22.52."

Section 22.52.1140: "In connection with any manufacturing or other industrial use in any zone except Zone SR-D, there shall be provided parking space for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for such use, whichever is the larger. If the use is considered a warehouse as defined in Section 22.08.230, one parking space shall be provided for each 1,000 square feet of floor area used for warehousing."

Comment: The rental yard adjacent to the subject site includes a 7,800 sq. ft. warehouse facility for rental equipment. Eight parking spaces are required. The project proposes 14 parking spaces including one van accessible space. Staff recommends paving the parking lot to minimize erosion run-off and marking the spaces to prevent disorderly parking.

22.32.080.C: "Signs shall comply with the requirements of Part 10 of Chapter 22.52."

Comment: No signage is proposed for the subject project. The applicant shall comply with all signage requirements.

**Development Program ( )-DP: Permit Conditions**

All of the mandatory conditions delineated in Section 22.40.070 of the Los Angeles County Code shall be followed as applicable to development of the subject project.

**BURDEN OF PROOF**

**Conditional Use Permit Burden of Proof per Code**

Pursuant to Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

1. That the requested use at the location proposed will not:
  - A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

3. That the proposed site is adequately served:
  - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - B. By other public or private service facilities as are required.

Comment: Staff is of the opinion that the proposed project substantiates the burden of proof for a conditional use permit.

**Zone Change Burden of Proof per Code**

Pursuant to Section 22.16.110 of the Los Angeles County Code, in addition to the information required by Section 22.16.100, the applicant shall substantiate to the satisfaction of the commission the burden of proof for a zone change as follows:

Section 22.16.110.A: "That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration."

Comment: The proposed rezoning of the subject properties to M-1-DP will permit an expansion of an existing rental equipment yard and incorporate parking consistent with the Industrial Area Plan designation. The Development Program provision will insure appropriate future uses as the ( )-DP designation requires a conditional use permit for any and all future proposed changes in use.

Section 22.16.110.B: "That a need for the proposed zone classification exists within such area or district."

Comment: The M-1-DP zone will enable the existing business to better utilize land, now mostly vacant, through the expansion of the rental equipment yard. The rental equipment yard provides needed services to the community.

Section 22.16.110.C: "That the particular property under consideration is a proper location for said zone classification within such area or district."

Comment: The subject property is of sufficient size to facilitate the proposed uses. The project is compatible with adjacent commercial development on the major arterial Sierra Highway.

Section 22.16.110.D: "That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice."

Comment: The proposed zone change will enable expansion of the rental equipment yard use with no significant environmental impacts. The removal of blight will benefit the community through the redevelopment of the site and through the provision of landscaping, buffering residences east of N. 8<sup>th</sup> Street East.

Staff is of the opinion that the zone change burden of proof has been met by the applicant's proposal.

**Applicant's Burden of Proof Responses**

Applicant's responses attached.

**ENVIRONMENTAL DOCUMENTATION**

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Negative Declaration in this case does qualify for a De Minimus Finding of Impact and is exempt from Fish and Game fees.

**COUNTY AGENCY COMMENTS AND RECOMMENDATIONS**

Comments were received from the Los Angeles County Department of Public Works, Fire Department, and Department of Health Services. The Department of Public Works requested a Standard Urban Stormwater Management Plan (SUSMP) report, sewerage capacity review and documentation of adequate sight distance for access points at Sierra Highway and 8<sup>th</sup> Street, along with other public improvements. The applicant has complied with the Department of Public Works requirements. The Fire Department had no additional requirements or comments pertaining to this permit. The Department of Health Services required mitigation measures for borderline noise levels generated by the project. The said Department concurred that eight-foot perimeter cement block walls proposed by the applicant is a sufficient noise mitigation measure.

**OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

No comments were received from other agencies.

**LEGAL NOTIFICATION/COMMUNITY OUTREACH**

Hearing notices were mailed to the applicant and to 70 neighbors within a 1,000-foot radius of the project site on March 9, 2005. Required case materials were mailed to the Lancaster Library on March 14, 2005. Newspaper advertisements were published in Antelope Valley Press and La Opinion on March 14, 2005. Hearing notices were posted at the site on March 15, 2005.

**PUBLIC COMMENTS RECEIVED PRIOR TO HEARING**

Staff has received no comments regarding the applicant's request at the time of this report.

**STAFF EVALUATION**

The applicant requests authorization for a conditional use permit and zone change for expansion of a rental equipment yard and appurtenant parking.

The zone change and conditional use permit requests are consistent with the Antelope Valley Areawide General Plan, substantiate zone change findings, are complementary and compatible with surrounding uses, and meet development standards. The project provides needed services for community members in the Palmdale area.

Landscaping of approximately 15 feet in length will provide buffering between the project and the residential neighbors to the east of the frontage on N. 8<sup>th</sup> Street East.

The applicant proposes cement block walls eight feet in height as sound barriers to reduce noise to levels below county standards and screen visual impacts. Staff recommends 6:30 a.m. to 6:00 p.m. operating hours.

If approved, staff recommends that a 15-year term be required for the requested Conditional Use Permit as it is located in a growing community subject to future changes in land use requirements.

### **FEES/DEPOSITS**

If approved as recommended by staff, the following will apply:

#### **Zoning Enforcement**

Staff recommends a cost recovery deposit of \$1,050 to cover the costs of the seven (7) recommended zoning enforcement inspections, one every other year for ten years (\$150 per inspection). Additional funds would be required if violations are found on the subject property.

### **STAFF RECOMMENDATIONS**

#### **Approval**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

If the Commission finds the request satisfies the conditional use permit and zone change burden of proof requirements, then staff recommends **APPROVAL** of Conditional Use Permit and Zone Change No. 04-021-(5) subject to the attached draft conditions.

### **SUGGESTED APPROVAL MOTION**

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION INDICATES ITS INTENT TO APPROVE CONDITIONAL USE PERMIT AND ZONE CHANGE CASE NO. 04-021-(5) AND INSTRUCT STAFF TO PREPARE THE FINAL ENVIRONMENTAL DOCUMENTATION AND FINDINGS, CONDITIONS, AND RESOLUTION FOR APPROVAL."

Prepared by Kim Szalay, MPL, Regional Planning Assistant II  
Reviewed by Russell J. Fricano, Ph.D., AICP, Supervising Regional Planner

**ATTACHMENTS**

Copy of Thomas Brothers Map  
Draft Conditions of Approval  
Agency Conditions and Comments  
Burden of Proof  
Site Plan  
Land Use Map  
Site Photos and Aerial

RJF:KKS  
4/06/05

04-021

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THIS EXISTING PARCEL HAS BEEN  
AN UNSIGHTLY LOT FOR YEARS.  
THE PARCEL HAS NOT BEEN CARED  
FOR  
WITH THIS LOT IN OUR POSSESSION,  
WE HAVE SIGNIFICANTLY IMPROVED  
IT'S PRESENCE. ONCE RE-ZONED,  
IT WILL BE LANDSCAPED AND  
CARED FOR AS OUR ADJACENT PARCELS.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

THIS PARCEL WILL BE SURROUNDED  
BY CONTINUED CMV WALLS WHICH  
WILL HAVE A SEAMLESS APPEARANCE  
LANDSCAPE WILL BE ADDED TO  
ENHANCE THE LOOK. THIS WILL STAY  
IN HARMONY WITH NEIGHBORHOOD.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

THE PLAN FOR THIS PARCEL IS  
TO IMPROVE WITH LANDSCAPE AND  
PAVEMENT. THE SPECIFIC USE  
WILL BE FOR EQUIPMENT STORAGE  
THERE WILL BE NO TRAFFIC  
ONTO 8TH STREET.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

Currently, the site is vacant property adjacent to an existing construction equipment rental yard. The owner of the rental yard is purchasing this property and would like to expand his outdoor storage area. The owner will provide an entrance from the existing site. The surrounding property is zoned commercial or residential. The property directly north of the subject property contains an existing duplex. Property across the street on the eastside of 8<sup>th</sup> Street are duplex residential.

- B. A need for the proposed classification exists within such area or district because:

The adjoining property is classified as either M-1-DP or C-3. The equipment yard was processed under Zone Change and Conditional Use Permit in 1976 and Conditional Use Permit in 1998.

- C. The particular property under consideration is a proper location for said zone classification within such area of district because:

Adjoining property to the west is either M-1-DP or C-3. This will be mainly an expansion of the existing use granted to the equipment rental yard. The main purpose will be equipment storage with 8' tall block wall around the property.

- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

This piece of property has been vacant for many years. The equipment rental company through the 1998 CUP has done any improvements on 8<sup>th</sup> Street East. Currently there was a Notice of Substandard Property filed on October 3, 2001 for weed abatement and trash clean up. The equipment rental will make necessary improvements including street improvements to make it safe for the public.

(\*\*\*NOTE: Use additional sheets as necessary\*\*\*)

**STAFF USE ONLY**

CASES: 04-021  
CUP & ZC



**\*\*\*\*\* INITIAL STUDY \*\*\*\*\***

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

**GENERAL INFORMATION**

I.A. Map Date: 12/4/03 Staff Member: Rick Kuo

Thomas Guide: 4196 - B6 USGS Quad: Palmdale

Location: 38853 N. 8<sup>th</sup> St. E., Antelope Valley, CA 93550

Description of Project: The proposed project is an application for a Conditional Use Permit to continue and expand an existing construction equipment rental yard into an adjacent property. The expansion will allow for the outdoor storage of all types of equipment such as small to medium size tractors, cement mixers, power tools, scaffolding, generators, fork lifts, skip loaders, concrete finishing equipment, heaters, and contractors supplies. The proposed project will remove an existing 6' tall chain link fence that encloses the additional lot and will replace it with an 8' tall concrete block wall on three sides except on its western boundary. The expansion lot will be paved with asphalt, and no new structures will be built. Twelve new automobile parking spaces will be installed two lots north of the expansion site. Applicant is also seeking a zone change for the expansion site from R-3 to M-1-DP. Landscaping is proposed along 8<sup>th</sup> Street East. Eight employees will operate the rental yard from 7 am to 5 pm, Monday through Saturday.

Gross Area: 2.06 acres

Environmental Setting: The project site is located in the unincorporated community of Antelope Valley. Land uses within 500 feet of both the existing and expansion lots consist of residential units to the east, south, and north, vacant lots to the south and north, and a steel fabrication facility to the north. The proposed project site is vacant and has flat topography, and fronts on North 8<sup>th</sup> Street East on the east. Sierra Highway and Union Pacific Railroad border the existing lot to the west.

Zoning: R-3 (Expansion lot), M-1-DP (Existing lot)

General Plan: Major commercial (Expansion and existing lots)

Community/Area Wide Plan: Antelope Valley Areawide Plan/M - Industrial (Existing and Expansion lots).

**Major projects in area:**

<u>Project Number</u>	<u>Description &amp; Status</u>
<u>TR 44348/CP86094</u>	<u>33 sf lots on 44.2 acres (Approved 3/88).</u>
<u>CP89411</u>	<u>30 mf residential units on 2.1 acres (Inactive since 9/89).</u>
<u>ZC/CP 90404</u>	<u>A2-5 to M1.5 on 1.04 acres (Inactive since 3/91).</u>
<u>CP89078</u>	<u>Day care center on 1.125 acres (Approved 1/90).</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
- ☐ Los Angeles Region
- ☒ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐ \_\_\_\_\_

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.

- ☒ City of Palmdale
- ☒ Palmdale Airport (LAWA)
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area
- ☐ \_\_\_\_\_

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW: Drainage & Grading, Traffic and Lighting
- ☒ Health Services: Environmental Hygiene
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

## IMPACT ANALYSIS MATRIX

IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY (See individual pages for details)			
			Pg	Less than Significant Impact/No Impact		
					Less than Significant Impact with Project Mitigation	
					Potentially Significant Impact	Potential Concern
CATEGORY	FACTOR	Pg				
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rental equipment operation.
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### DEVELOPMENT MONITORING SYSTEM (DMS) \*

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Conservation/maintenance
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

☐ Check if DMS overview worksheet completed (attached)

\*EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Rick Kow* Date: *December 14, 2004*

Approved by: *Daryl Koutnik* Date: *15 DECEMBER 2004*

☒ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?<br><i>(State of CA Special Studies Zones Map - Palmdale Quad, and LA County Safety Element - Fault Hazards and Historic Seismicity Map).</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?<br><i>(LA County Safety Element - Landslide Inventory Map).</i>  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?<br><i>(LA County Safety Element - Liquefaction Susceptibility Map).</i>  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?<br><i>One thousand cubic yards of grading proposed and balanced on-site.</i>  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?  |
| h. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____   |

### STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size                      ☐ Project Design                      ☐ Approval of Geotechnical Report by DPW

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?  
(USGS Palmdale Quad).
- b. ☐ ☒ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?  
Adjacent to 100-year flood areas (LA County Safety Element - Flood and Inundation Hazards Map).
- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from runoff?  
\_\_\_\_\_
- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?  
\_\_\_\_\_
- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? \_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)  
☒ Approval of Drainage Concept by DPW

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Drainage concept/SUSMP dated 10/7/04 is approved by DPW and is on file.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

### HAZARDS - 3. Fire

#### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                               |   |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?<br><br><u>(LA County Safety Element - Wildland and Urban Fire Hazards Map).</u>   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?<br><br>_____  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? _____  |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?<br><br><u>Existing project site is adjacent to a steel fabrication facility on the north.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the proposed use constitute a potentially dangerous fire hazard?<br><br>_____  |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors? _____  |

#### STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834    ☐ Fire Ordinance No. 2947    ☐ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design

☒ Compatible Use

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?  
Project site is within 500 feet east of Sierra Highway and Metrorail/Union Pacific railroad track, and 3/4 mile southwest of Palmdale Airport.
- b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?  
\_\_\_\_\_
- c. ☐ ☐ ☒ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?  
Operation of rental equipment.
- d. ☐ ☐ ☒ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?  
Operation of rental equipment.
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- ☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

### ☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☒ Compatible Use

Comment letter dated 7/14/04 from DHS-Environmental Hygiene Division is on file. Sound monitoring conducted on 7/9/04 by DHS-Environmental Hygiene Division indicated that the proposed project would be compatible with surrounding environmental noise. Project site is expansion of existing equipment storage yard facility.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?  
Water service is available on-site.
- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?  
\_\_\_\_\_  
☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?  
\_\_\_\_\_
- c. ☐ ☐ ☒ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?  
Proposed project is for storage area and parking lot.
- d. ☐ ☐ ☒ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?  
Proposed project is for storage area and parking lot.
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5  
☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                               |  |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?   |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?<br><i>Project is located 150 feet south of a steel fabrication facility.</i>  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project conflict with or obstruct implementation of the applicable air quality plan?   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?  |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors: _____   |

### STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

☒ Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### RESOURCES - 3. Biota

#### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?<br><br><u>(LA County SEA Map).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?<br><br><u>Project site does not contain natural habitats.</u>   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?<br><br><u>(USGS Palmdale Quad).</u>  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?<br><br>_____   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?<br><br>_____   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?<br><br>_____  |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____<br><br>_____  |

#### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Oak Tree Permit      ☐ ERB/SEATAC Review

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 4. Archaeological / Historical / Paleontological

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?<br><br><i>(USGS Palmdale Quad).</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?   |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?   |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Phase I Archaeology Report

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological**, **historical**, or **paleontological** resources?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 5. Mineral Resources

### SETTING/IMPACTS

- |       | Yes                      | No                                  | Maybe                    |   |
|-------|--------------------------|-------------------------------------|--------------------------|---|
| a.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 |
| <hr/> |                          |                                     |                          |   |
| b.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| <hr/> |                          |                                     |                          |   |
| c.    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <hr/>  |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size                      ☐ Project Design

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 6. Agriculture Resources

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  
\_\_\_\_\_
- d. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?  
*(County of Los Angeles Trail System Map).* \_\_\_\_\_
- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? \_\_\_\_\_  
\_\_\_\_\_
- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?  
\_\_\_\_\_
- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?  
\_\_\_\_\_
- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration): \_\_\_\_\_  
\_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Visual Report      ☐ Compatible Use

\_\_\_\_\_

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 1. Traffic/Access

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?<br>_____  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?<br>_____  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?<br>_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?<br>_____   |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____  |

### ☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design    ☐ Traffic Report    ☒ Consultation with Traffic & Lighting Division

Comment letter dated 5/6/04 from DPW is on file. The proposed project will not have a significant impact to County and city roadways in the project area.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?<br><br><i>New physical structures are not proposed.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?<br><br><i>New physical structures are not proposed.</i>                    |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____<br>_____   |

### STANDARD CODE REQUIREMENTS

- ☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130
- ☐ Plumbing Code Ordinance No. 2269

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### SERVICES - 3. Education

#### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☐ Could the project create capacity problems at the district level?  
N/A
- b. ☐ ☐ ☐ Could the project create capacity problems at individual schools which will serve the project site?  
N/A
- c. ☐ ☐ ☐ Could the project create student transportation problems?  
N/A
- d. ☐ ☐ ☐ Could the project create substantial library impacts due to increased population and demand?  
N/A
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_

#### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Site Dedication      ☐ Government Code Section 65995      ☐ Library Facilities Mitigation Fee

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 4. Fire/Sheriff Services

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?<br><u>Nearest fire station is 1.5 miles away at corner of Avenue Q-10 and 9<sup>th</sup> Street East, Palmdale, CA 93550.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area?<br><u>Nearest Sheriff Station is two miles away at 1020 E. Palmdale, CA 93550-4738.</u>   |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____<br>_____  |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 5. Utilities/Other Services

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?<br><hr/>   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?<br><hr/>   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane?<br><hr/>   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)?<br><hr/>   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?<br><hr/> |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <hr/>  |

### STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269      ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?<br>_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?<br>_____                           |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____   |

### STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? \_\_\_\_\_  
\_\_\_\_\_

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 2. Environmental Safety

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?<br>_____   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site?<br>_____   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?<br>_____   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?<br>_____  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?<br>_____ |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?<br>_____                    |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?<br>_____   |
| j. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____  |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

### CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### OTHER FACTORS - 3. Land Use

#### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?  
\_\_\_\_\_
- b. ☐ ☐ ☒ Can the project be found to be inconsistent with the zoning designation of the subject property?  
Zone change requested. \_\_\_\_\_
- c. Can the project be found to be inconsistent with the following applicable land use criteria:
- ☐ ☒ ☐ Hillside Management Criteria?
- ☐ ☒ ☐ SEA Conformance Criteria?
- ☐ ☐ ☐ Other? \_\_\_\_\_
- d. ☐ ☒ ☐ Would the project physically divide an established community?  
\_\_\_\_\_
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

Zone change requested from R-3 to M-1-DP  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

#### OTHER FACTORS - 4. Population/Housing/Employment/Recreation

##### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?<br>_____  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?<br>_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?<br>_____  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?<br>_____   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?<br>_____                                      |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____  |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

\_\_\_\_\_

\_\_\_\_\_

##### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant   ☐ Less than significant with project mitigation   ☒ Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

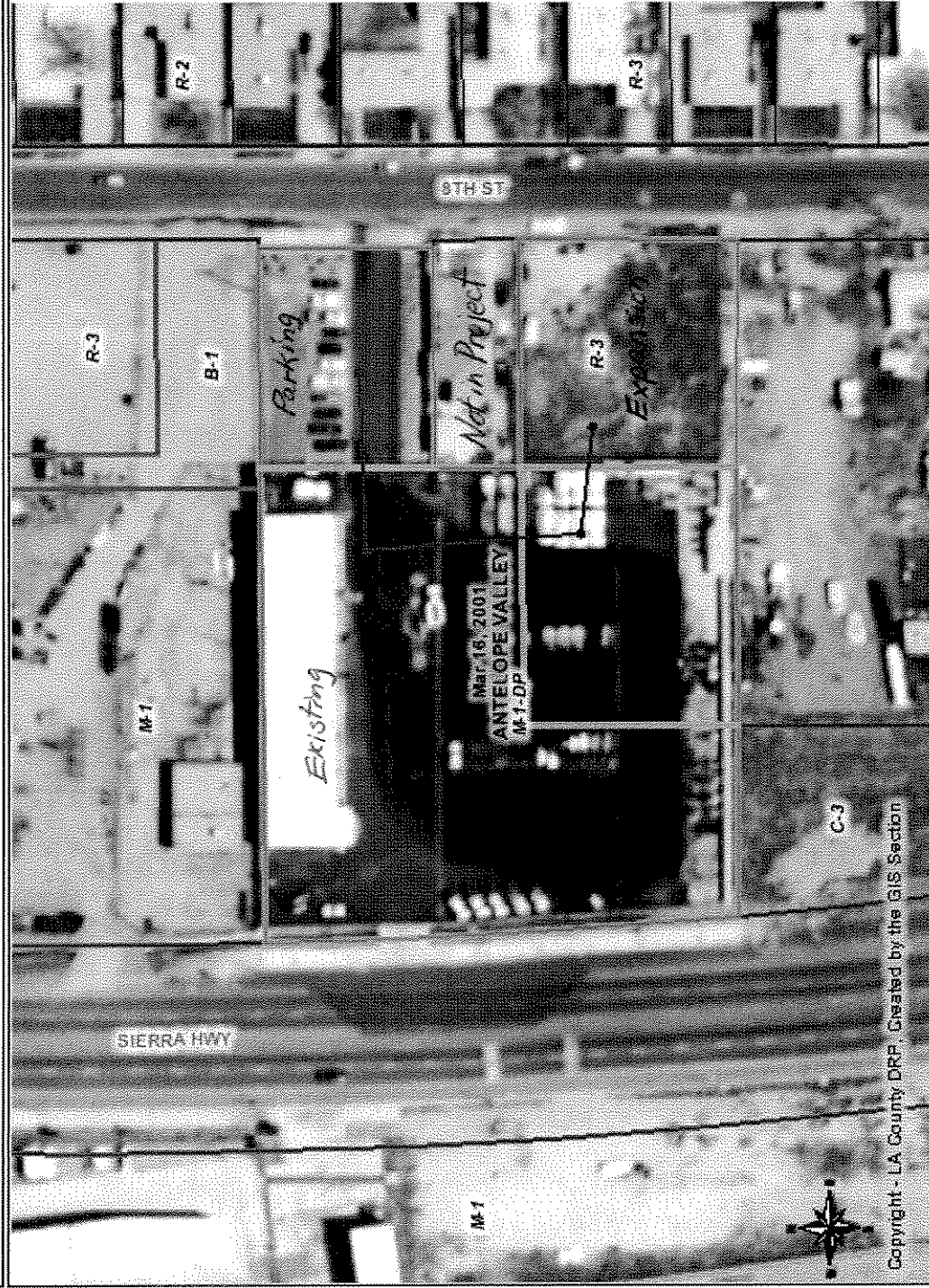
- |       | Yes                      | No                                  | Maybe                    |  |
|-------|--------------------------|-------------------------------------|--------------------------|--|
| a.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? |
| <hr/> |                          |                                     |                          |  |
| b.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.   |
| <hr/> |                          |                                     |                          |  |
| c.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?  |
| <hr/> |                          |                                     |                          |  |

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

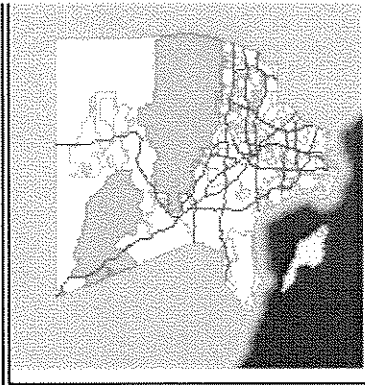
☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

# ZC-CUP 04-021-(5) 38853 N. 8th St. E. Storage Expansion and 38863 N. 8th St. E Parking



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**Note:** This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.



- Los Angeles County Boundary
- Census Tract (2000)
- Assessor Map Book (AMB) boundary
- House Numbering Map (HNM) sheet
- USGS Quad Sheet grid
- The Thomas Guide page grid
- Community Standards District (CSD)
- CSD Area Specific Boundary
- Environmentally Sensitive Habitat Resource Area (ESHA)
- Significant Ecological Area (SEA)
- Section Line
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Zoned District (ZD)
- Ramp, interchange or feeder
- City Boundary and Name
- Parcel Boundary
- Supervisory District Boundary
- Other county boundary
- Unincorporated Area (shaded)

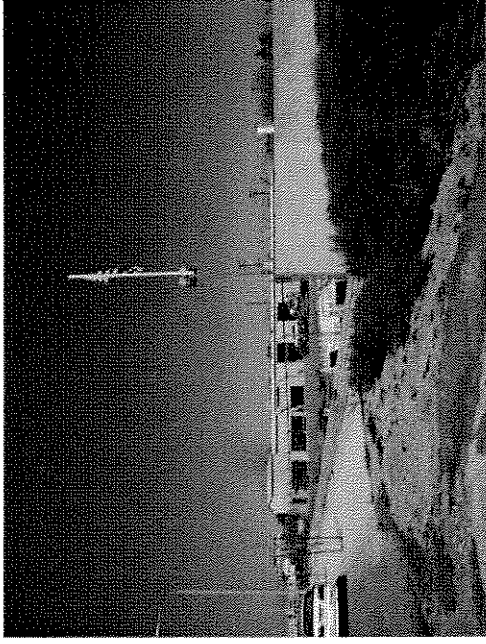


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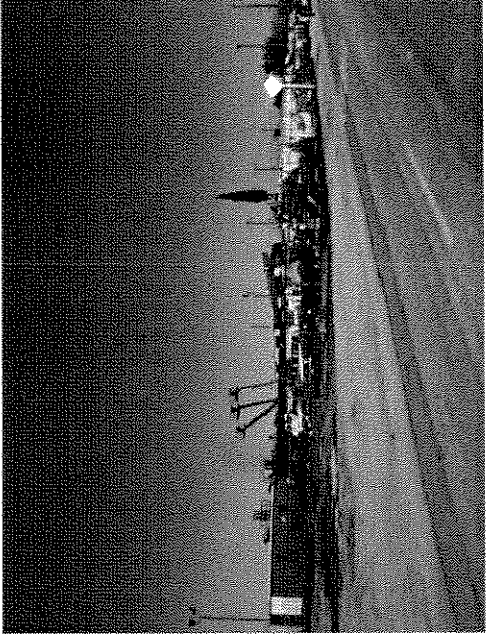
GIS-NET, Los Angeles County Dept. of Regional Planning

# ZC/CUP 04-021-(5) Palmdale Storage Facility

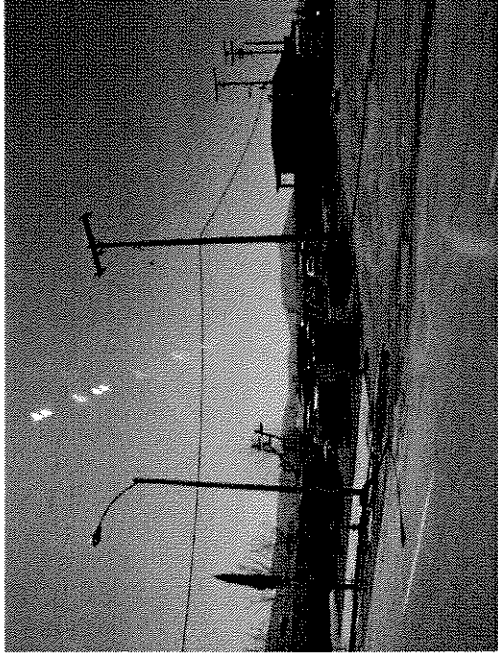
Looking NE at Main Rental Yard



Looking NW at Expansion Site



Looking SW at Expansion Site



Looking W at Residence Between Expansion Site and Parking Site

